

Regional Planning Commission Transmittal Checklist

Hearing Date
10/5/2016
Agenda Item No.
6

Plan Number: RPPL 2016001299-(5)

Case(s): Conditional Use Permit

Planner: Carl Nadela

- ☒ Factual
- ☒ Property Location Map
- ☒ Staff Report
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement
- ☐ Environmental Documentation (ND)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☐ Landscaping Plans

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER **HEARING DATE**

RPPL 2016001299-(5) 10/5/2016

REQUESTED ENTITLEMENTS

Conditional Use Permit

PROJECT SUMMARY

OWNER / APPLICANT

ALDI, Inc.

MAP/EXHIBIT DATE

9/11/2015

PROJECT OVERVIEW

The applicant is requesting a Conditional Use Permit to allow the sale of beer and wine for off-site consumption in conjunction with a previously approved grocery store.

LOCATION

2246 N. Lake Avenue, Altadena, CA 91001

ACCESS

N. Lake Avenue

ASSESSORS PARCEL NUMBER(S)

5845-008-027/010/011, 5845-007-014

SITE AREA

1.9 ac

GENERAL PLAN / LOCAL PLAN

Altadena Community Plan

ZONED DISTRICT

ALTADENA

LAND USE DESIGNATION

MU (Mixed Use "Center"), LD (Low Density Residential)

ZONE

C-3 (GENERAL COMMERCIAL), C-2 (NEIGHBORHOOD BUSINESS), P-R (PARKING RESTRICTED)

PROPOSED UNITS

0

MAX DENSITY/UNITS

22 DU / AC

COMMUNITY STANDARDS DISTRICT

ALTADENA

ENVIRONMENTAL DETERMINATION (CEQA)

Class 3 Categorical Exemption-New Construction or Conversion of Small Structures

KEY ISSUES

- Consistency with the Los Angeles County General Plan and Altadena Community Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Zoning Code
 - 22.28.220 (C-3 Development Standards)
 - 22.28.170 (C-2 Development Standards)
 - 22.40.300-340 (P-R Requirements)
 - 22.44.127 (Altadena Community Standards District)
 - 22.56.040 (Conditional Use Permit Burden of Proof)
 - 22.56.195 (Alcoholic Beverage Sales Burden of Proof)

STAFF RECOMMENDATION

Approval

CASE PLANNER:

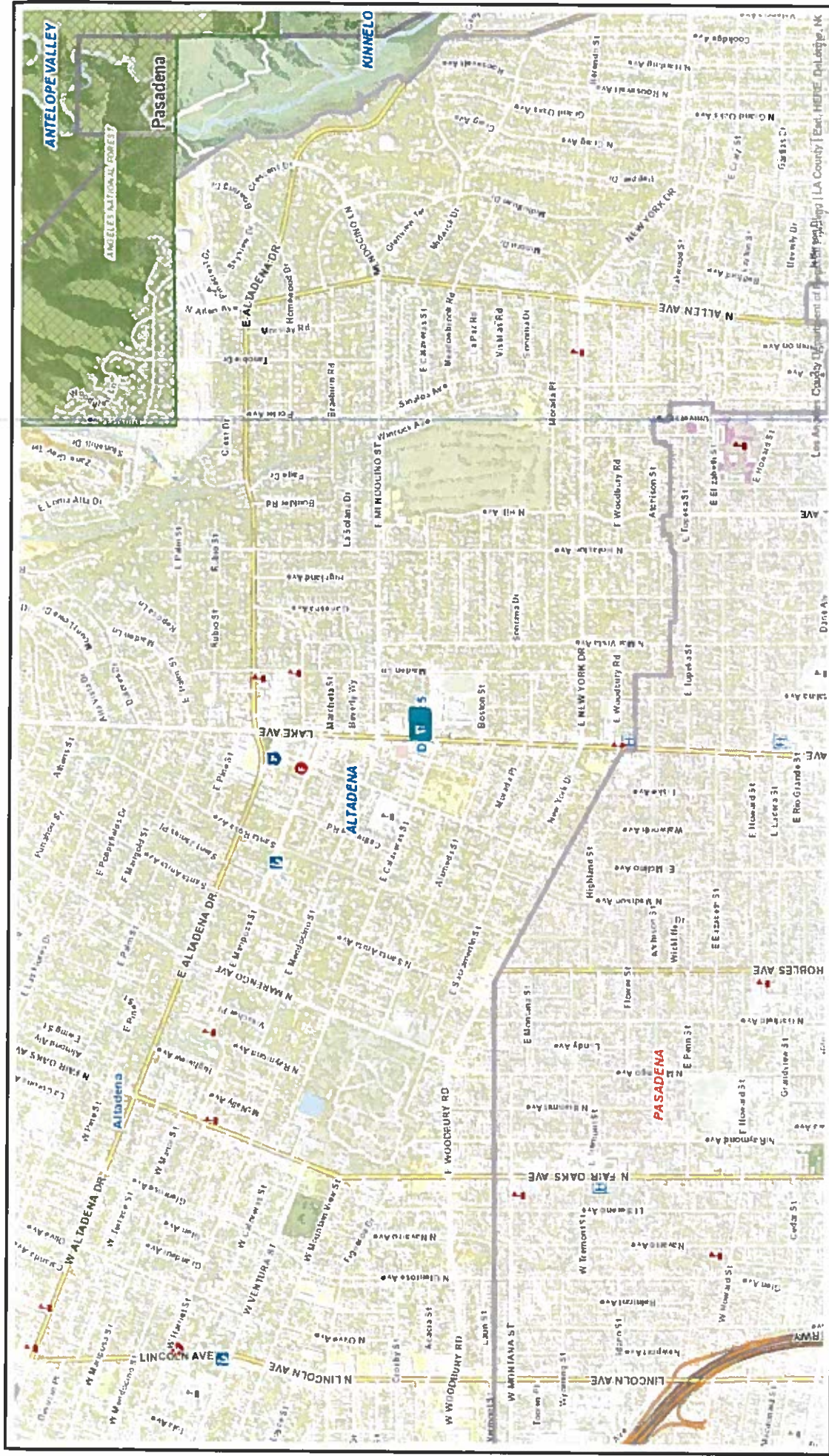
Carl Nadela

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RPPL 2016001299-(5)

Property Location Map

Printed: May 16, 2016

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ENTITLEMENTS REQUESTED

- The applicant is requesting a Conditional Use Permit for the sale of beer and wine for off-site consumption in conjunction with a previously approved 19,949 square foot retail market.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit for the sale of a beer and wine for off-site consumption in conjunction with an approximately 19,949 square foot retail market in the General Commercial (C-3) and Neighborhood Business (C-2) Zones and within the Altadena Community Standards District (CSD). The market is located at 2246 N. Lake Avenue, Altadena, CA 91001.

SITE PLAN DESCRIPTION

The project site is a rectangular shaped property composed of four parcels. The site used to be vacant but currently, the subject retail store is being developed at the site. The retail store can be accessed through E. Calaveras Road to the south.

EXISTING ZONING

The subject property is zoned C-3 (General Commercial), C-2 (Neighborhood Business) and P-R (Parking Restricted) and is located within the Altadena CSD.

Surrounding properties are zoned as follows:

North: C-3, R-3 (Limited Density Multiple Residence), R-3-P (R-3 Parking)

South: C-3, R-1-7500 (R-1 with a Minimum Lot Size of 7,500 square feet)

East: R-1-7500

West: C-3, C-2, R-3-P

EXISTING LAND USES

The subject property is currently being developed with the subject retail store, pursuant to previously approved Plot Plan R2012-02540/RPP 201500177.

Surrounding properties are developed as follows:

North: Various commercial uses, single family residences

South: School

East: Single family residences

West: Various commercial uses, multi-family residences

PREVIOUS CASES/ZONING HISTORY

Ordinance 5541 was adopted on May 9, 1950, which established the C-3 zone on the front (west) parcel of the subject property, R-3 in the middle parcels and R-1-7500 in the back (east) parcel.

Ordinance 9921 was adopted on November 25, 1969, which rezoned the middle parcels and a portion of the front (west) parcel from C-3 and R-3 to C-2 and rezoned the back parcel (east) to from R-1-7500 to P-R.

Ordinance 98-0043 was adopted on August 11, 1998, which established the Altadena Community Standards District that included the subject property.

Plot Plan R2005-02869/RPP 200501490 and associated Oak Tree Permit ROAK 200600055 were approved on March 14, 2007 and November 18, 2009 respectively, to authorize the demolition of an existing structure and the construction of a new two-story 50,948 sq ft medical office building with a pharmacy and a three-level parking structure. The medical office building project was never built, although the demolition work was done.

Plot Plan R2005-02869/RPP 201001343 and associated Oak Tree Permit ROAK 200800037 were approved on August 21, 2012 and September 24, 2012 respectively, to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This approval was superseded by RPP 201201010 below.

Plot Plan R2012-02540/RPP 201201010 was approved on January 22, 2013 and updated on July 17, 2014 to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This superseded RPP 201001343 above that was previously approved for the site. This approval was also subsequently superseded by RPP 201500177 below.

Plot Plan R2012-02540/RPP 201500177 was approved on March 17, 2015 to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This superseded RPP 201201010 above that was previously approved for the site. This approval was amended on December 17, 2015 and June 2, 2016 to make the exterior appearance of the building more aesthetically appealing in response to comments from community members and to address discrepancies between the approved plans and the actual construction.

Plot Plan R2012-02540/RPP 2016001738 was approved on July 18, 2016 to authorize related signage for the project.

ENVIRONMENTAL DETERMINATION

Los Angeles County ("County") Staff recommends that this project qualifies for a Categorical Exemption (Class 3 Exemption, New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) and the County environmental guidelines since this project is for the sale of beer and wine for off-site consumption at a new retail market that has been approved separately through a ministerial process and is already being constructed. No changes to the approved structure are being proposed by this project. Therefore, staff recommends that the Commission determine that the project is categorically exempt from CEQA.

STAFF EVALUATION

General Plan/Community Plan Consistency

The front (west) part of the project site is located within the MXD (Mixed-use "Center") land use category of the Altadena Community Plan ("Community Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The main structure of the

retail store and parts of the parking lot are located in this designation. This designation is intended for the Lake Avenue Commercial Center Area and permits primarily retail commercial, office uses, financial institutions, restaurants, entertainment uses, multi-family residential, community services, senior citizen housing and institutional or quasi-public land uses. The proposed sale of beer and wine for off-site consumption at a retail market is consistent with this designation.

The back (east) part of the project is located within the LD (Low Density Residential) land use category of the Community Plan. This designation is intended for common suburban tract residential development and the purpose of this category is to maintain single-family residence. The project proposes to develop a portion of the parking lot on this part of the property. This provides a good buffer between the main retail use in front (west) and the residential neighborhood to the east. Thus, this development is consistent with this designation.

The following policies of the General Plan are applicable to the proposed project:

- *General Policy 44: Preserve sound residential areas and protect them from intrusion of incompatible uses.*
- *Land Use Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate location controls and high quality design standards.*
- *Land Use Policy 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing and traffic.*
- *Land Use Policy 9: Promote neighborhood commercial facilities which provide convenience goods and services and complement community character through appropriate scale, design and location controls.*

While the parcels adjacent to Lake Avenue have been designated commercial, the general neighborhood beyond that is still predominantly single family residential. Thus, it is important to preserve this character and ensure that the commercial uses that locate around this area do not have significant adverse impact on the residential neighborhood. The sale of beer and wine in conjunction with a retail market is consistent with the general character of the neighborhood. Only 4.4 percent of the market's shelf space will be devoted to alcohol, which does not change the general nature of the retail market use. Thus, the proposed project is consistent with the General Plan Land Use policies stated above.

The following goals and policies of the Community Plan are applicable to the proposed project:

- *Issue 1, Policy 2: Provide for new development which is compatible with and complements existing uses.*

- *Issue 1, Policy 3: Allow the intensification of land uses only as it does not adversely impact existing uses, neighborhoods, and the prevailing low density character of the Altadena community.*

As mentioned above, the sale of beer and wine for off-site consumption in conjunction with a retail market at the site still maintains the single family character of the community. The use is still predominantly a retail market in nature and complements well the surrounding residential areas. It is appropriately set back and buffered from the surrounding residential uses and do not create any significant adverse effects on the surrounding neighborhoods.

- *Issue 1, Policy 5: Provide for the strengthening of existing corridors and clusters of commercial, industrial and public uses (library, parks, senior citizens facilities, etc.) as principal activity centers of the Altadena community.*
- *Issue 1, Policy 6: Provide for the evolution of Lake Avenue, between Calaveras Street and Altadena Drive, as the principal core of the Altadena community, containing retail and office commercial, restaurants, entertainment, moderate density residential, and community facilities.*
- *Issue 3, Lake Avenue Commercial, Policy 1: Establish Lake Avenue as the principal commercial center of the Altadena community (Altadena Drive to Calaveras Street).*

The proposed project site is within an area identified as "principal activity center", "principal core" and "principal commercial center" of the Altadena community, where commercial retail uses, such as the proposed project, are desired. The proposed sale of beer and wine in conjunction with the retail store will help support this policy.

- *Issue 3, Community-wide Commercial, Policy 1: Enhance the physical character and economic viability of existing commercial centers and districts by providing for infill and intensification of vacant and under-utilized parcels, adaptive reuse of vacant structures, and rehabilitation of deteriorated structures.*
- *Issue 3, Community-wide Commercial, Policy 3: Attract new commercial uses to the Altadena community which are necessary to support the needs of the residents and are now available.*
- *Issue 3, Lake Avenue Commercial, Policy 7: Encourage the establishment of a diversity of community-oriented uses (small retail stores, home furnishings, hardware, gift shops, grocery stores, book stores, restaurants, financial institutions, etc.) and community-oriented service and cultural uses in the Lake Avenue "core".*

The proposed project is a new commercial retail use in a previously vacant parcel. It is composed of a small, neighborhood-oriented grocery store, which helps support the retail needs of the residents in the area. The proposed sale of beer and wine at this retail store supports these policies of the Community Plan.

Zoning Ordinance and Development Standards Compliance

Pursuant to Sections 22.28.210 and 22.28.160 of the County Code, the sale of alcoholic beverages in the C-3 and C-2 zones respectively, requires a conditional use permit (CUP) whether for on-site or off-site consumption. The approval of this CUP satisfies this requirement.

Furthermore, pursuant to Sections 22.28.170 and 22.28.220 of the County Code, the retail store is subject to the C-3 and C-2 development standards. Also, pursuant to Section 22.44.127, the retail store is further subject to the requirements of the Altadena Community Standards District (CSD). The subject retail market was established through a separate approval (R2012-02540/RPP 201500177), which had determined that the market itself, as well as the underlying structure, was in conformance with the C-3 and C-2 development standards, as well as the requirements of the Altadena CSD.

Site Visits

A site visit was conducted by staff on May 19, 2016. The project site was being developed and screened from the public right of way by a chain-link fence with green netting. No substantial adverse impacts from the construction activities were observed on the surrounding areas. However, staff observed at that time that the wall facing Lake Avenue was not being built according to the submitted plans.

Subsequent site visits were conducted on August 18, 2016 and September 8, 2016, when staff observed that substantial changes were being made to this said wall, in accordance with the plans approved through Plot Plan No. 201500177.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.040 and Section 22.56.195 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Neighborhood Impact/Land Use Compatibility

The proposed project is for the sale of beer and wine at a retail market. Surrounding land uses consist primarily of low-intensity commercial uses and single family residences to the north, east and west, with a school immediately to the south.

Aside from the proposed project, only one other site (Ralph's supermarket) sells alcohol for off-site consumption and no other sites sell alcohol for on-site consumption within a 500-foot radius. However, the public convenience of selling alcohol in conjunction with a retail market outweighs the fact that another establishment already sell alcohol in the area. However, because of this, the display of alcoholic beverages at the subject site has been limited to no more than five percent of the total shelf space of the establishment.

There are three sensitive uses within a 600 foot radius of the site, including the First Baptist Church of Altadena, Princeton Montessori Academy and the Charles W Eliot Arts Magnet Academy. The first two uses are located on different streets from the project site and are sufficiently separated and buffered from the market. The third use,

on the other hand, is directly south of the site, across from Calaveras Street. However, since the sale of alcohol is only a small part of the operation of the market, staff is of the opinion that with the implementation of a number of measures at the site incorporated as conditions of approval of the permit, the project will not have significant adverse effects on this sensitive use as well. Therefore, staff is of the opinion that if operated well, the retail market with the sale of beer and wine for off-site consumption at the site is consistent with the general character of the neighborhood.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

A letter received from the Los Angeles County Sheriff Department, Altadena Station dated May 25, 2016 indicates that they have no concerns with the approval of this permit.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

A faxed correspondence from the California Department of Alcoholic Beverage Control (ABC) dated May 23, 2016 and a review of their online database indicate that while two licenses for alcohol sales for off-site consumption are allowed in the census tract, there is only one such license on record. This indicates that there is no over concentration of alcohol sales for off-site consumption in this census tract as determined by ABC.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, library posting and DRP website posting.

PUBLIC COMMENTS

No public comments have been received at this time.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Conditional Use Permit Number RPPL 2016001299-(5), subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL 2016001299-(5) SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Carl Nadela, AICP, Zoning Permits East Section

Reviewed by Maria Masis, AICP, Supervising Regional Planner, Zoning Permits East

Attachments:

Draft Findings, Draft Conditions of Approval

Applicant's Burden of Proof statement

Correspondence

Site Photographs, Aerial Image

Site Plan, Land Use Map

MM:CN

5/16/2016

**DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT NO. RPPL 2016001299-(5)**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. RPPL 2016001299 ("CUP") on October 5, 2016.
2. The permittee, ALDI, Inc. ("permittee"), requests the CUP to authorize the sale of beer and wine for off-site consumption in conjunction with a retail market ("Project") on a property located at 2246 Lake Avenue in the unincorporated community of Altadena ("Project Site") in the C-2 and C-3 zones pursuant to Los Angeles County Code ("County Code") sections 22.28.160 and 22.28.210.
3. The Project Site is 9.8 gross acres in size and consists of four lots. The Project Site is rectangular in shape with flat topography and is currently being developed with a single-story retail market and an appurtenant parking lot.
4. The Project Site is located in the Altadena Zoned District and is currently zoned C-3 (General Commercial), C-2 (Neighborhood Business) and P-R (Parking Restricted).
5. The Project Site is located within the MXD (Mixed Use "Center") and LD (Low Density Residential) land use categories of the Altadena Community Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:

North: C-3, R-3 (Limited Density Multiple Residence), R-3-P (R-3 Parking)
South: C-3, R-1-7500 (Single Family Residence with a Minimum Lot Area of 7,500 square feet)
East: R-1-7500
West: C-3, C-2, R-3-P
7. Surrounding land uses within a 500-foot radius include:

North: Various commercial uses, single family residences
South: School
East: Single family residences
West: Various commercial uses, multi-family residences
8. Ordinance 5541 was adopted on May 9, 1950, which established the C-3 zone on the front (west) parcel of the subject property, R-3 in the middle parcels and R-1-7500 in the back (east) parcel.

Ordinance 9921 was adopted on November 25, 1969, which rezoned the middle parcels and a portion of the front (west) parcel from C-3 and R-3 to C-2 and rezoned the back parcel (east) to from R-1-7500 to P-R.

Ordinance 98-0043 was adopted on August 11, 1998, which established the Altadena Community Standards District that included the subject property.

Plot Plan R2005-02869/RPP 200501490 and associated Oak Tree Permit ROAK 200600055 were approved on March 14, 2007 and November 18, 2009 respectively, to authorize the demolition of an existing structure and the construction of a new two-story 50,948 square foot medical office building with a pharmacy and a three-level parking structure. The medical office building project never pushed through, although the demolition work was done.

Plot Plan R2005-02869/RPP 201001343 and associated Oak Tree Permit ROAK 200800037 were approved on August 21, 2012 and September 24, 2012 respectively, to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This approval was superseded by RPP 201201010 below.

Plot Plan R2012-02540/RPP 201201010 was approved on January 22, 2013 and updated on July 17, 2014 to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This superseded RPP 201001343 above that was previously approved for the site. This approval was also subsequently superseded by RPP 201500177 below.

Plot Plan R2012-02540/RPP 201500177 was approved on March 17, 2015 to authorize the development of a 27,250 square foot, single story commercial retail building at the site. This superseded RPP 201201010 above that was previously approved for the site. This approval was amended on December 17, 2015 and June 2, 2016 to make the exterior appearance of the building more aesthetically appealing in response to comments from community members and to address discrepancies between the approved plans and the actual construction.

Plot Plan R2012-02540/RPP 2016001738 was approved on July 18, 2016 to authorize related signage for the project.

9. The site plan for the Project depicts the project site with the 27,250 square foot retail structure on the front (west) and the parking lot at the back (east). The subject retail market is indicated on the plan as occupying a space on the northern portion of the structure with a total floor area of 19,949 square feet. A separate space with a total floor area of 7,301 square foot is indicated on the southern portion of the structure for a sublease tenant that is to be determined in the future.
10. The floor plan indicates the interior layout of the market. A shelving plan and a separate shelf space summary also show the areas where alcohol will be displayed. The shelf space summary indicates that the total shelf space devoted to alcohol will be less than five percent.
11. The Project Site is accessible via Lake Avenue to the west and Calaveras Street to the south. Primary access to the Project Site will be via an entrance/exit on E.

Calaveras Street. Secondary access to the Project Site will be via a pedestrian entrance/exit on Lake Avenue for employee access to the backroom.

12. The retail market has a parking lot that provides a total of 109 parking spaces at the site.
13. In a letter dated May 25, 2016, the County Sheriff Department Altadena Station indicated that they have no objection to the approval of this permit.
14. A faxed correspondence from the California Department of Alcoholic Beverage Control (ABC) dated May 23, 2016 and a review of their online database indicate that while two licenses for alcohol sales for off-site consumption are allowed in the census tract, there is only one such license on record. This indicates that there is no over concentration of alcohol sales for off-site consumption in this census tract as determined by ABC.
15. Prior to the Commission's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 3, New Construction or Conversion of Small Structures, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project is only for the sale of beer and wine for off-site consumption at a new retail market that has been approved separately through a ministerial process and is already being constructed. No changes to the approved structure are being proposed by this project.
16. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the Zoning Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
17. No public comments have been received at this time.
18. *To be inserted after the public hearing to reflect hearing proceedings.*
19. The Commission finds that the proposed sale of beer and wine in conjunction with a retail market at the subject site is consistent with the Mixed Use "Center" (MXD) land use designation of the Altadena Community Plan.

This designation is intended for the Lake Avenue Commercial Center Area and permits primarily retail commercial, office uses, financial institutions, restaurants, entertainment uses, multi-family residential, community services, senior citizen housing and institutional or quasi-public land uses. The proposed sale of beer and wine for off-site consumption at a retail market is consistent with this designation.

20. The Commission finds that finds that the proposed sale of beer and wine in conjunction with a retail market at the subject site is consistent with the requirements and development standards of the C-2 and C-3 zones and the requirements of the Altadena Community Standards District (CSD).

Pursuant to Sections 22.28.160 and 22.28.210 of the County Code, the sale of alcoholic beverages in the C-2 and C-3 zones respectively, requires a conditional use permit. This requirement is true regardless of whether the sale of alcohol is for on-site or off-site consumption. The approval of this permit with the attached findings and conditions will satisfy this requirement.

Furthermore, the subject retail market was established through a separate approval (R2012-02540/RPP 201500177), which had determined that the market itself was in conformance with the C-2 and C-3 development standards and the requirements of the Altadena CSD.

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21. The Commission finds that the Conditional Use Permit Burden of Proof requirements have been met pursuant to section 22.56.040 of the County Code.

The project site has a total area of 1.9 acre. The proposed project provides adequate landscaping and parking at the site as required by the Zoning Code. The main retail structure is located on the western end of the site and has adequate buffer from the residential areas on the east. The site is also served by two major roadways, namely Lake Avenue and Calaveras Street, which is adequate to serve the needs of the establishment.

22. The Commission finds that Burden of Proof requirements for the sale of alcoholic beverages have been met pursuant to section 22.56.195 of the County Code.

There are three sensitive uses within a 600 foot radius of the site, including the First Baptist Church of Altadena, Princeton Montessori Academy and the Charles W Eliot Arts Magnet Academy. The first two uses are located on different streets from the project site and are sufficiently separated and buffered from the market. The third use, on the other hand, is directly south of the site, across from Calaveras Street. However, since the sale of alcohol is only a small part of the operation of the market, staff is of the opinion that with the implementation of a number of measures at the site incorporated as conditions of approval of the permit, the project will not have significant adverse effects on this sensitive use as well.

Aside from the proposed project, only one other site (Ralph's supermarket) sells alcohol for off-site consumption and no other sites sell alcohol for on-site consumption within a 500-foot radius. However, the public convenience of selling alcohol in conjunction with a retail market outweighs the fact that another establishment already sell alcohol in the area. However, because of this, the display of alcoholic beverages at the subject site has been limited to no more than five percent of the total shelf space of the establishment.

The retail market, as well as its proposed alcohol sales, also provide a needed service to the area and will not have any adverse effects on the economic welfare of the community.

Finally, the project is located in an area identified as the principal commercial center of the Altadena community by the Community Plan, its exterior appearance is consistent with the surrounding structures and areas, either in their present or future desired form.

23. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to 15 years.
24. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Altadena Library. On August 24, 2016, a total of 293 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as seven notices to those on the courtesy mailing list for the Altadena Zoned District and to any additional interested parties.
25. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE COMMISSION CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan and Community Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The proposed use at the site will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius.

- F. The proposed use at the site is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The public convenience for the retail market selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500-foot radius of one other facility selling alcoholic beverages for off-site consumption.
- H. The proposed use at the site will not adversely affect the economic welfare of the surrounding community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

THEREFORE, THE COMMISSION:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15303 of the State CEQA Guidelines (Class 3, New Construction or Conversion of Small Structures categorical exemption); and
- 2. Approves Conditional Use Permit No. RPPL 2016001299-(5), subject to the attached conditions.

ACTION DATE: [October 5, 2016]

CN:MM

c: Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
CONDITIONAL USE PERMIT NO. RPPL 2016001299-(5)**

PROJECT DESCRIPTION

The project is for the sale of beer and wine for off-site consumption in conjunction with a retail market, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on October 5, 2031.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for 8 biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT (SALE OF ALCOHOLIC BEVERAGES)

17. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
18. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code indicating said prohibition shall be placed on the exterior walls of the building and the parking lot areas. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
19. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control, or any equivalent program, such as ServSmart. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
20. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
21. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
22. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies at or near the cashier, or similar public service area. Such telephone numbers shall be visible by and available to the general public.
23. The permittee shall provide adequate lighting above the entrance of the premises. The lighting shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons entering or exiting the premises.
24. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

PROJECT SITE SPECIFIC CONDITIONS

25. This grant shall authorize the sale of beer and wine for off-site consumption in conjunction with a retail market.
26. This grant authorizes the sale of alcoholic beverages at the subject site from 9:00 am to 9:00 pm every day.
27. This grant shall apply only to one retail business establishment at the site and shall not apply to any other business establishments or subtenants. However, the subject retail business may expand its operations to occupy additional floor space at the site. The subject retail business may also correspondingly expand its shelf space allocated for alcohol sales provided it remains not more than five percent of the total shelf space of the establishment.
28. The permittee shall display alcoholic beverages only in the cooler or shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A'. No additional display of alcoholic beverages shall be provided elsewhere on the premises. The total shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment. The display of alcoholic beverages shall also be limited to the back one-half portion of the establishment.
29. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage prohibiting consumption of alcoholic beverages on the premises on the exit doors, the exterior walls and in the parking lot areas.
30. Beer and wine shall not be refrigerated at the site. No display of alcoholic beverages shall be made from an ice tub.
31. Beer in containers of 16 ounces or less shall not be sold by single container, but must be sold in manufacturer pre-packaged multi-unit quantities.
32. There shall be no wine, with the exception of wine coolers, sold in containers of less than 750 milliliters. No miniatures of any type may be sold. Wine coolers shall not be sold in less than four-pack quantities.
33. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
34. Public payphones shall be prohibited on the premises.
35. Security cameras shall be installed inside the market and outside facing the parking lot.
36. Burglary and robbery alarms shall be installed inside the market.

37. The date of birth in the ID of the purchaser of alcohol shall be entered or scanned into the register at the check-out counters to confirm if the purchaser is of legal age or not. The sale of alcohol shall not be allowed unless the register has confirmed that the purchaser is 21 years old or older. This requirement may be waived if a staff member at the checkout counter can reasonably identify the purchaser as over the age of 40, in which case the staff member shall make an entry on the register indicating that the purchaser is over 40 years of age.
-

BOP

Alcoholic Beverage Sales Burden of Proof [Pursuant to Zoning Code Section 22.56.195]:

- A. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.**

The request is for off-sales of beer and wine, ancillary to the ALDI Food Market use, and will not adversely affect the surrounding uses, including places used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius. Charles W. Eliot Arts Magnet Academy is located directly south of the subject project, and Progressive Montessori Preschool is approximately 300' north. Charles W. Eliot Arts Magnet Academy is physically buffered from the ALDI building by East Calaveras Street, a parking field, and landscaping.

Altadena Baptist Church is approximately 620' west of the subject property along Calaveras Street and is buffered by an office/retail center and multi-family residential complexes.

Alcoholic beverage sales are estimated to occupy 4% of the store's shelf space; however, the sales of beer and wine is essential in order to provide ALDI customers with a wide selection of products. This will require less trips to numerous grocery store outlets for local residents and ALDI customers to meet their shopping needs.

ALDI is designed and shall operate in such a manner that provides a safe environment for patrons, employees, and the surrounding community. ALDI recognizes the seriousness of loitering, delinquency, crime and underage drinking and is committed to taking all necessary precautions to address law enforcement concerns that may arise with this site. A number of security and safety measures are incorporated into the store design, including but not limited to the following:

1. A closed-circuit surveillance system will be installed throughout the store. Camera locations include at the end of each aisle, point of sales, back room, store entrance, offices, hall, and loading dock area. ALDI will maintain 30 calendar days of video footage after date and time of recordation. The Store Manager and District Manager are trained in using the CCTV system.
2. Adequate store lighting will be provided throughout the interior of the store and along the exterior boundaries of the building. Exterior lighting fixtures shall remain in compliance with lighting requirements outlined by the Los Angeles County Municipal Code.

3. All ALDI employees undergo training at the time of employment and once every 3 years, to reviewing ALDI's alcohol sales and handling procedures, based on the National Procedures for Alcohol Sales. Store employees will undergo any additional training as required by Los Angeles County to adhere to proper alcohol handling and sales procedures.
4. Beer and wine are not refrigerated. This will help deter customers from consuming beverages immediately after purchase.

B. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.

The requested use is adequately buffered from the residential area within the immediate vicinity and shall not adversely affect the surrounding area. The ALDI Food Market building is approximately 220' from the adjacent residential uses along the eastern border of the property. The parking field, a 7' tall retaining wall and approximately 4' wide landscape area serve as a physical buffer between the store and neighboring residences.

C. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment.

The nearest establishment within 500 feet of the subject premises selling alcoholic beverages is the Ralph's grocery store directly north of the property. As proposed, ALDI's beer and wine sales area shall not result in an undue concentration of alcoholic beverage sales, as the shelf space devoted to alcoholic beverage sales is estimated to be four percent; this shall remain below the five percent of the total shelf space allowed in the establishment.

D. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community.

ALDI Food Market shall contribute to the economic welfare of the surrounding community through the generation of additional sales tax revenue, creating new jobs, and providing a new, safe, and convenient location for the community to make fresh and affordable grocery store purchases. The public health, safety and welfare will be advanced. The addition of incidental off-sale beer and wine sales will not change this.

E. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

The exterior appearance of the proposed building shall be in accordance with the approved Plot Plan RPP201201010, and shall be consistent with the adjacent commercial uses within the immediate area so as to not cause blight, deterioration, or substantially diminish or impair property values within the subject neighborhood.

The existing property is a vacant lot. ALDI Food Market includes development of the entire site, including the addition of a new building, landscaping, and improved access in accordance with the prescribed Los Angeles County provisions and approved Plot Plan RPP201201010. The addition of a grocery store at this location will revitalize the immediate area by providing a convenient location for the surrounding community and commuters along Lake Avenue to purchase fresh and affordable groceries and attract new business into the area. Property values within the surrounding neighborhood will not be impaired by the addition of a new commercial use.

Conditional Use Permit Burden of Proof [Pursuant to Zoning Code Section 22.56.040]:

A. That the requested use at the location will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or**
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or**
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.**

The requested beer and wine sales is ancillary to the ALDI Food Market and shall not result in adverse effects to the health, peace, comfort or welfare of residents or the surrounding area, or be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or jeopardize, endanger or otherwise constitute menace to the public health, safety or general welfare. The subject property is adjacent to other commercial uses also fronting Lake Avenue, with a General Plan land use designation of MU (Mixed Use "Center"). The proposed ALDI project location follows the existing land use pattern and is consistent with the zoning as well as General Plan land use designation.

ALDI Food Market shall contribute to the economic welfare of the surrounding community through the generation of additional sales tax revenue, creating new jobs, and providing a new, safe, and convenient location for the community to make fresh and affordable grocery store purchases. The public health, safety and welfare will be advanced. The addition of incidental off-sale beer and wine sales will not change this.

ALDI is designed and shall operate in such a manner that provides a safe environment for patrons, employees, and the surrounding community. A number of security and safety measures are incorporated into the store design, including but not limited to the following:

1. A closed-circuit surveillance system will be installed throughout the store. Camera locations include at the end of each aisle, point of sales, back room, store entrance, offices, hall, and loading dock area. ALDI will maintain 30 calendar days of video footage after date and time of recordation. The Store Manager and District Manager are trained in using the CCTV system.
2. Adequate store lighting will be provided throughout the interior of the store and along the exterior boundaries of the building. Exterior lighting fixtures shall

remain in compliance with lighting requirements outlined by the Los Angeles County Municipal Code.

3. All ALDI employees undergo training at the time of employment and once every 3 years, to reviewing ALDI's alcohol sales and handling procedures, based on the National Procedures for Alcohol Sales. Store employees will undergo any additional training as required by Los Angeles County to adhere to proper alcohol handling and sales procedures.
4. Beer and wine are not refrigerated. This will help deter customers from consuming beverages immediately after purchase.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

This site was previously approved under Plot Plan RPP201201010 and found to be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22. As designed, the ALDI Food Market with ancillary beer and wine sales will be adequately integrated with uses in the surrounding area.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The ALDI Food Market is situated at an intersection with fully developed streets of sufficient width and improved to carry the anticipated traffic generated by the project and shall be serviced by all public and private service facilities as provided by the County.



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HALL OF JUSTICE

JIM McDONNELL, SHERIFF



May 25, 2016

County of Los Angeles/Department of Regional Planning
Zoning Permits East Section
320 West Temple Street, Suite 1346
Los Angeles, California 90012

Dear Mr. Carl Nadela:

I have complete a summary of service calls and crime history for "ALDI Grocery Store" which is located at 2246 North Lake Avenue, Altadena, California 91001. There has not been any calls for service at that location.

In regards to the Conditional Use Permit (CUP) Consultation for Sale of Alcohol being requested by the owner of ALDI Grocery Store, the Altadena Sheriff's Station sees no reason to deny the permit.

If there are any questions regarding this request, contact Detective Sergeant Joel Nebel at the Altadena Sheriff's Station, 780 East Altadena Drive, Altadena, California (626) 296-2109.

Sincerely,

JIM McDONNELL, SHERIFF

Vicki L. Stuckey, Captain
Altadena Sheriff's Station

211 WEST TEMPLE STREET, LOS ANGELES, CALIFORNIA 90012

A Tradition of Service
— Since 1850 —

(DUT)

Department of Alcoholic Beverage Control

State of California
Edmund G. Brown Jr., Governor

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
 - Part 2 is to be completed by the applicant, and returned to ABC.
 - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

2. PREMISES ADDRESS (Street number and name, city, zip code)

2246 Lake Avenue, Altadena, CA 91001

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe:. | | | |

5. COUNTY POPULATION

N/A

6. TOTAL NUMBER OF LICENSES IN COUNTY

N/A

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1:1574

☐ On-Sale ☒ Off-Sale

8. CENSUS TRACT NUMBER

4612.00

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

2

☐ On-Sale ☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

1

☐ On-Sale ☐ Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- ☐ Yes, the number of existing licenses exceeds the number allowed
- ☒ No, the number of existing licenses is lower than the number allowed

536-A5

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☒ Yes (Go to Item #13) ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

0776

14. TOTAL NUMBER OF REPORTING DISTRICTS

557

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

47,758

16. AVERAGE NO. OF OFFENSES PER DISTRICT

85.7

17. 120% OF AVERAGE NUMBER OF OFFENSES

103

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

125

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- ☐ a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- ☒ b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- ☐ c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

[Signature]

05/23/2016

Department of Alcoholic Beverage Control
Monrovia District Office
222 East Huntington Drive, Suite 114
Monrovia, CA 91016
Phone: 626-256-3241
Fax: 626-357-4173

State of California



FAX TRANSMISSION

Total Number of Pages 3 (Including this cover sheet)Original: ☐ To follow by regular mail ☐ Will not followTo: LA County Regional Planning

Firm/Office: _____

Fax: (213) 626-0434 Date: 05/23/2016 Time: _____

cc('s): _____

From: Monrovia District Office Phone: (626) 256-3241Subject: STATS

Comments: _____

NOTICE

This communication is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address.



"Be Energy Efficient"

ALDI

2246 N Lake Ave, Altadena, CA

Print Photographs

Photo Key:



Photo Key Location A:



Photo Key Location B:



Photo Key Location C:



Photo Key Location D:



Photo Key Location E:



Photo Key Location F:



Photographs for CUP No. RPPL 2016001299-(5)

View from Lake Avenue (West) as of May 19, 2016



View from Lake Avenue (West) as of August 18, 2016



View from Lake Avenue (West) as of September 8, 2016



Photographs for CUP No. RPPL 2016001299-(5)
(as of September 8, 2016)

View from Calaveras Street (Southwest)



View from Calaveras Street (Southeast)



View from Ralphs parking lot (Northwest)



View from Ralphs parking lot (Northeast)



View of parking lot from Calaveras St (south)



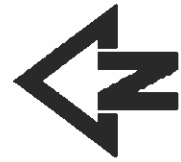


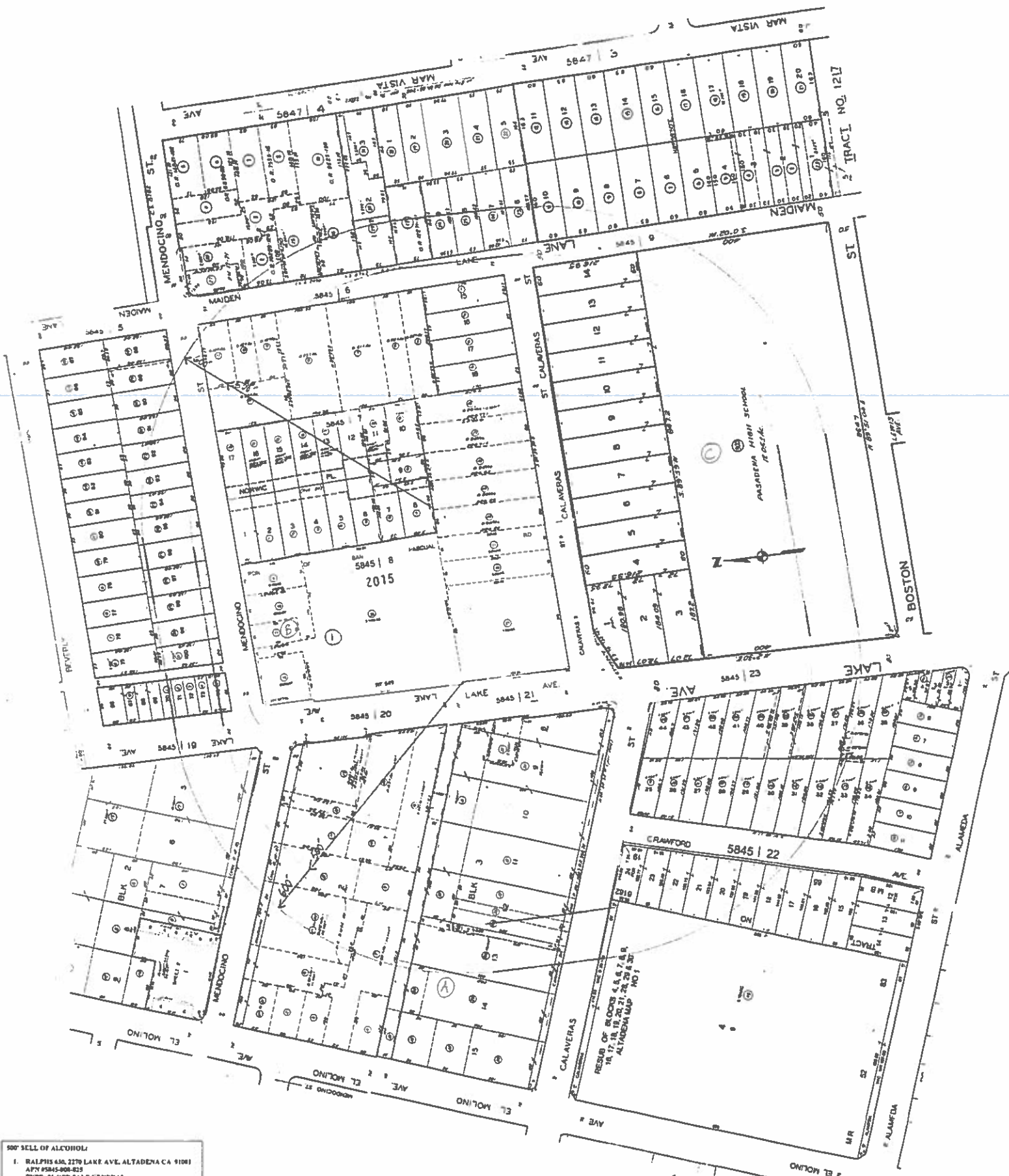
RPPL 2016001299-(5)

Aerial Image

Printed: May 16, 2016

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500' SELL OF ALCOHOL:

1. RALPHS 650, 2270 LAKE AVE, ALTADENA CA 91001
APN 5845-000-025
TYPE: 21-OFF-SALE GENERAL

600' SENSITIVE USES:

- A. FIRST BAPTIST CHURCH OF ALTADENA
791 E CALAVERAS ST, ALTADENA CA 91001
APN 5845-021-023
- B. PRINCETON MONTESORI ACADEMY
2339 LAKE AVE, ALTADENA CA 91001
APN 5845-005-017
- C. CHARLES W. ELIOT ARTS MAGNET ACADEMY
(MIDDLE SCHOOL)
2184 N LAKE AVE, ALTADENA CA 91001
APN 5845-009-000

DONNA'S RADII'S MAPS
444 S GENTRY LANE
ANAHEIM CA 92807
(714) 931-2921
WWW.DONNASMAPS.NET/LOCAL/ALT

SITE LOCATION:
2746 N LAKE AVE
ALTADENA CA 91001

LEGEND

1. KEY TO 500 FT. ALCOHOL BEVERAGE LIST
- A. KEY TO 600 FT. SENSITIVE USES LIST

CASE NO.:
DATE: 05-25-2016
SCALE: 1"=100'
APN: 5845-007-014 & 5845-000-010,011,027

500' ALCOHOL BEVERAGE & 600' SENSITIVE USE MAP